

The State of Texas,  
County of MONTGOMERY

} Know All Men by These Presents:

That I, Fannie C. Rosner, a widow, being the surviving wife of  
T. Rosner, deceased,

of the County of Montgomery State of Texas for and in consideration  
of the sum of-----(\$30,000.00)-----  
-----Thirty Thousand and No/100-----DOLLARS

to me paid, and secured to be paid, by T. E. Gentry,

as follows:

Two Hundred Fifty and No/100 (\$250.00) Dollars, to me cash in hand paid, the receipt of which is hereby acknowledged and confessed, and the balance of Twenty-Nine Thousand Seven Hundred Fifty and No/100 (\$29,750.00) Dollars being payable in monthly installments of Two Hundred Fifty and No/100 (\$250.00) Dollars each, plus interest, the first installment to become due and payable on or before the 1st day of February, 1965, and a like installment to become due and payable on or before the 1st day of each succeeding month thereafter until paid in full; said balance due being exemplified by a Vendor's Lien Installment Note in the total sum as herein set out, dated at Conroe, Texas, payable to the order of Fannie C. Rosner, at Conroe, Texas, and bearing interest from date at the rate of Six (6%) per cent per annum, payable on each installment monthly as it accrues, and providing for the usual and customary collection and attorney fees in event of default.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

T. E. Gentry

of the County of Montgomery State of Texas, all that certain tract or parcel of land lying and being situated in Montgomery County, Texas, and described as follows, to-wit:

BEING the West One-Third (1/3rd) of Lots Eleven (11), Twelve (12) and Thirteen (13) in Block Six (6) of the Ayers Addition to the Town of Conroe, being the corner in said town on which is located the two story brick building known as the banking house of the Farmers & Merchants State Bank, Conroe, Texas, and being the same land conveyed to said bank by M. J. Ferguson, et ux., by deed dated March 25, 1920.

And for a further description of the above described property, reference is made to the following Deeds:

- (1) From Sidney Cinnamon to T. Rosner, bearing date of June 7, 1940, and duly recorded in Volume 213, Page 404, Deed Records, Montgomery County, Texas.
- (2) From T. Rosner to Fannie C. Rosner, bearing date of March 4, 1950, and duly recorded in Volume 295, Page 125, Deed Records, Montgomery County, Texas.



TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

T. E. Gentry, his

heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

T. E. Gentry, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS my hand at Conroe, Texas,

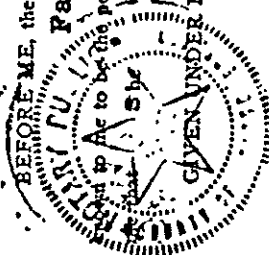
this 1st day of January, 19 65.

*Fannie C. Rosner*  
Fannie C. Rosner

Witness at request of Grantor:

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF MONTGOMERY



BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Fannie C. Rosner, a widow,** whose name is subscribed to the foregoing instrument, and acknowledged to executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of January, A. D. 19 65.  
(L. S.) *Marcelle Paraley*

Notary Public in and for Montgomery County, Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in Vol. \_\_\_\_\_ page \_\_\_\_\_ of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in \_\_\_\_\_ the day and year last above written.

(L. S.)

FILED FOR RECORD  
AT 11 O'CLOCK *A* M

JAN 6 1965

W. T. HOOPER  
Clerk County Court, Montgomery Co., Tex.  
BY *W. T. Hooper* DEPUTY

County Clerk  
By \_\_\_\_\_ Deputy,  
County, Texas